

1 BILL NO. R-85-06-27

2 DECLARATORY RESOLUTION NO. R-86-85

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of the Southwest Quarter, Section  
13 34, Township 30 North, Range 12 East,  
14 Allen County Indiana, lying Northerly  
15 of the BAER FIELD EXPRESSWAY, Project  
16 U 377(10), described as follows to-wit:

17 Commencing at an iron pin set in 1971  
18 on the North right-of-way line of said  
19 BAER FIELD EXPRESSWAY at its inter-  
20 section by a line that is 575 feet  
21 East of and parallel to the West line  
22 of said Quarter Section; thence South  
23 67 degrees 32 minutes West (State High-  
24 way bearing), a distance of 50.0 feet;  
25 thence Northwesterly by a deflection  
26 right of 90 degrees 00 minutes a dis-  
27 tance of 400.0 feet; thence North-  
28 easterly by a deflection right of 90  
29 degrees 00 minutes, a distance of  
30 750.00 feet; thence Southeasterly by  
31 a deflection right of 90 degrees 00  
32 minutes a distance of 390 feet, more  
or less, to the North right-of-way  
line of said BAER FIELD EXPRESSWAY,  
as situated 80 feet introrsely con-  
centric to the 2 degree centerline  
curve thereof; thence Southwesterly  
on the said North right-of-way line,  
as situated 80 feet introrsely concentric  
to said 2 degree centerline curve, a  
distance of 22 feet, more or less, to  
an iron pin previously set at P.C.  
Station 176+58.25; thence continuing  
South 65 degrees 56 minutes West on  
said right-of-way line, a distance of  
358.35 feet to an iron pin previously  
set, as situated 70 feet normally dis-  
tant Northwestward of said Highway  
centerline; thence South 67 degrees  
32 minutes West along the said 70  
foot right-of-way line, a distance  
of 319.6 feet to the point of be-  
ginning; containing 6.84 acres, more  
or less;

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2       said property more commonly known as near northeast corner of  
3       Bluffton Road and Baer Field Expressway, Fort Wayne, Indiana;

4               WHEREAS, recommendations have been received from the  
5       Committee on Finance and the Department of Economic Development  
6       concerning said Resolution;

7               WHEREAS, notice of the adoption and substance of said  
8       Resolution has been published in accordance with I.C. 5-3-2 and  
9       a public hearing has been conducted on said Resolution;

10               WHEREAS, if said Resolution involves an area that has  
11       already been designated an allocation area under I.C. 36-7-14-39,  
12       the Fort Wayne Redevelopment Commission has adopted a Resolution  
13       approving the designation.

14               NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
15       THE CITY OF FORT WAYNE, INDIANA:

16               SECTION 1. That, the Resolution previously designating  
17       the above described property an "Economic Revitalization Area" is  
18       confirmed in all respects.

19               SECTION 2. That, the above described property is here-  
20       by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
21       1.1-12.1, said designation to begin on the effective date of this  
22       Resolution and continue for one (1) year. Said designation shall  
23       terminate at the end of that one (1) year period.

24               SECTION 3. That this Resolution shall be in full force  
25       and effect from and after its passage and any and all necessary  
26       approval by the Mayor.

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Read the first time in full and on motion by Eisbart,  
seconded by Plan, and duly adopted, read the second time  
by title and referred to the Committee Genove (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on Tuesday, the 9th day of July, 19 85, at 7:00 o'clock A.M., E.

DATE: 6-25-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>
<u>BRADBURY</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 7-9-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-86-85  
on the 9th day of July, 19 85.

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 10th day of July, 19 85,  
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of July,  
19 85, at the hour of 9 o'clock A.M., E.S.T.

W.H. Moses, Jr.  
W.H. MOSES, JR., MAYOR



# The City of Fort Wayne

Q-85-0627

July 2, 1985

Ben Eisbart  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Lincoln National Bank & Trust Co.

Dear Mr. Eisbart:

On June 10, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at (near northeast corner of Bluffton Road and Baer Field Expressway) as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

#### Action

The Department of Economic Development conducted a staff review of the project on June 25, 1985. A formal review of the site and an interview with Melvin Bredemeier was conducted.

#### Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart  
July 2, 1985  
Page 2

Rationale

The above stated recommendation is based upon the following rationale:

Lack of Development

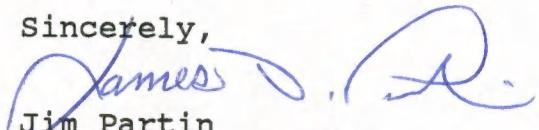
Effective Utilization of Vacant Under-Utilized Land

Improvement of the Physical Appearance of the City

Increase of Employment (190) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin

Business Planning Specialist

Department of Economic Development

del

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Lincoln National Bank and Trust Company of Fort Wayne
2. Owner(s) same as above (applicant obtained title to land on December 20, 198
3. Address of Owner(s) 116 E. Berry Street  
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-6111
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant same as above
7. Telephone number of Applicant: ( ) same as above
8. Address of Property Seeking Designation near northeast  
corner of Bluffton Road and Baer Field Expressway
9. Legal Description of Property Proposed for Designation  
(may be attached) see attached
10. Township Wayne
11. Taxing District Fort Wayne - Wayne

12. Current Zoning P.O.D.

13. Variance Granted (if any) \_\_\_\_\_

14. Current Use of Property

a. How is property presently used? farm ground and  
previously designated as undesirable for economic growth  
without incentives and without economic development target area  
designation.

b. What Structure(s) (if any) are on the property? none

b. What is the condition of this structure/these  
structur Not applicable

15. Current Assessed Value of Real Estate \_\_\_\_\_

a. Land new legal description

b. Improvements not applicable

16. Amount of Total Property Taxes Owed During the Immediate  
Past Year

new legal description

17. Description of Proposed Improvements to the Real  
Estate

One story facility, approximately 56,000 sq. ft., energy efficient

heat, vent and air conditioning system (necessary for computer

oriented facility) located near airport, carpeted throughout, loading

dock, brick and metal sided exterior, security controlled, with appropriate  
furnishings and equipment.

18. Development Time Frame

a. When will physical aspects of development or  
rehabilitation begin?

July, 1985

b. When is completion expected? May, 1986

19. Cost of Project (not including land costs) \$2,708,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 190, June, 1985,

200, June, 1986; 219, June, 1988

b. What is the nature of those jobs? programming, operational and data processing, related job functions for the financial services provided by Lincoln National Bank and Trust Company.

c. Anticipated time frame for reaching employment level stated above?

see 20.a. above

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

Project will have ready access to city sewers and water.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Pursuant to prior public hearing of Common Council of Fort Wayne, in December, 1984, Special Ordinance S-177-84 was adopted stating that the subject area was "undesirable or impossible for normal development and occupancy because of lack of development, cessation of growth, ..." and the fact that it is near an

approach to the municipal airport and other factors. The

Common Council's minutes speak for themselves.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

-- increase employment of Fort Wayne \_\_\_\_\_

-- provide available construction work for local contractors \_\_\_\_\_

-- further development of Baer Field Expressway around Bluffton Road \_\_\_\_\_

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

Not Applicable \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No  X

26. Financing on Project

What is the status of financing connected with this project? The Project's financing has been facilitated by the issuance of City of Fort Wayne Economic Development First Mortgage Revenue Bonds, Series 1984, dated as of December 15, 1984, in the amount of \$2,450,000. Other financing for completion of the project is to be generated from internal funds.

I hereby certify that the information and representation  
on this Application are true and complete.

Signature (s) of Owners  
LINCOLN NATIONAL BANK AND TRUST COMPANY  
OF FORT WAYNE  
Melvin W. Bredemeier  
Melvin W. Bredemeier  
Vice President and Legal Counsel

Date  
6-10-85  
Date

Information Below to be filled in by Department of Economic  
Development:

Date Application Received: \_\_\_\_\_

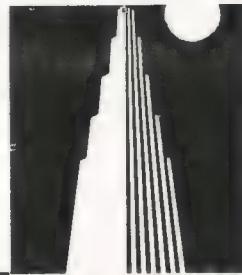
Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Approved or Denied?      Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_



**LINCOLN  
NATIONAL  
BANK**

June 10, 1985

Mr. Fred Baughman  
Executive Director  
Department of Economic Development  
City Co. Building  
Fort Wayne, Indiana 46801

**RE: Economic Revitalization Area Designation**

Dear Fred:

Please find enclosed a Bank application for Economic Revitalization Area Designation. After you have had a chance to review the same, feel free to contact me concerning the information and timing of hearing dates.

Thank you in advance for your assistance in expediting this matter.

Sincerely,

Melvin W. Bredemeier  
Vice President and Legal Counsel

MWB/mt  
Attachment

cc: Ronald S. Hackett  
Joseph L. Fritzsche

OFFICE OF **HOFER AND DAVIS, INC.**E. K. HOFER P.E. No. 72  
(1956) L.S. No. 10504.CARL A. HOFER P.E. No. 7122  
L.S. No. 10031CIVIL ENGINEERS & LAND SURVEYORS  
FORT WAYNE, INDIANAWILLIAM S. DAVIS L.S. No. S-0053  
L.S. No. 18114 Michigan

This document is the record of a survey of land and real estate situated in the City of Fort Wayne, Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of Recorder of said County and State. The land below described is in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and furthermore, contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No. Part of the Southwest Quarter, Section 34, Township 30 North, Range 12 East, Allen County, Indiana, lying Northerly of the BAER FIELD EXPRESSWAY, Project U 377(10), described as follows to-wit:

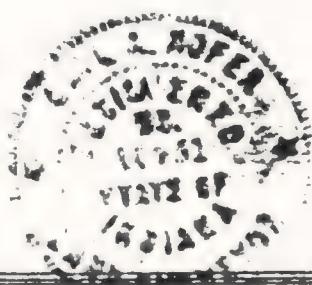
Commencing at an iron pin set in 1971 on the North right-of-way line of said BAER FIELD EXPRESSWAY at its intersection by a line that is 575 feet East of and parallel to the West line of said Quarter Section; thence South 67 degrees 32 minutes West (State Highway bearing), a distance of 50.0 feet; thence Northwesterly by a deflection right of 90 degrees 00 minutes, a distance of 400.0 feet; thence Northeasterly by a deflection right of 90 degrees 00 minutes, a distance of 750.0 feet; thence Southeasterly by a deflection right of 90 degrees 00 minutes, a distance of 390 feet, more or less, to the North right-of-way line of said BAER FIELD EXPRESSWAY, as situated 80 feet introrsely concentric to the 2 degree centerline curve thereof; thence Southwesterly on the said North right-of-way line, as situated 80 feet introrsely concentric to said 2 degree centerline curve, a distance of 22 feet, more or less, to an iron pin previously set at P.C. Station 176+58.25; thence continuing South 65 degrees 56 minutes West on said right-of-way line, a distance of 358.35 feet to an iron pin previously set, as situated 70 feet normally distant Northwestward of said Highway centerline; thence South 67 degrees 32 minutes West along the said 70 foot right-of-way line, a distance of 319.6 feet to the point of beginning;

Containing 6.84 Acres, more or less.

*Lincoln Bank*

WORKSHEET MAP ONLY

7 DEC 84. 2 BILL KEE



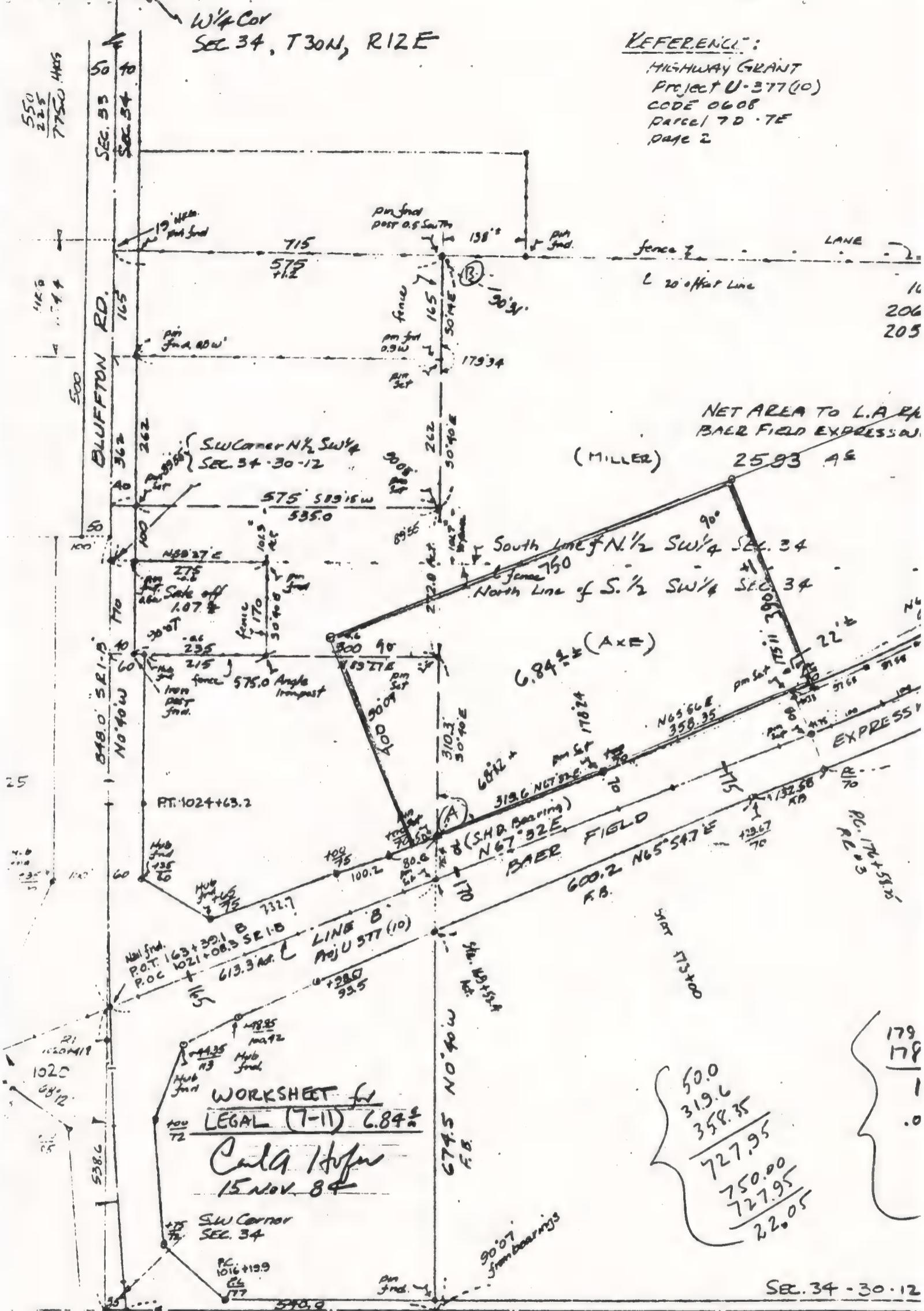
IN WITNESS WHEREOF, I place my hand and seal, this 15 day of NOVEMBER 1984

*Carl A. Hofer*

W 1/4 Cor  
SEC 34, T 30N, R 12E

REFERENCE:

HIGHWAY GRANT  
PROJECT U-377(10)  
CODE 0608  
PARCEL 70-7E  
PAGE 2



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Lincoln

National Bank - near northeast corner of Bluffton Road and Baer Field

Expressway - Data Processing Center)

EFFECT OF PASSAGE A data processing facility will be constructed on property that is presently being used as farm land, increasing employment by 200 jobs in the Fort Wayne area, providing available construction work for local contractors and will further develop the Baer Field area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,708,000

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



# The City of Fort Wayne

June 26, 1985

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of June 29, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-85-06-26 & R-85-06-27  
Bill No. R-85-06-28 & R-85-06-29  
Declaratory Resolutions

Please send us 4 copies of each of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

An Equal Opportunity Employer

One Main Street, Fort Wayne, Indiana 46802

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-85-06-26 AND R-85-06-27)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on June 25, 1985, date

designating property at Lincoln National Bank - near northeast corner of Bluffton Road and Baer Field Expressway - Data Processing Center)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, July 9, 1985, at 7:00 P.M., date, time & place City-County Building, One Main Street, Room 128 - Common Council Conference Room, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk

Fort Wayne Common Council  
(Governmental Unit)  
Allen ..... County, IN

To ..... JOURNAL-GAZETTE ..... Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

### LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		24

### COMPUTATION OF CHARGES

24	1	24	.300¢	\$ 7.20
cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra				1.00
				8.20
TOTAL AMOUNT OF CLAIM				\$.....

### DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type ..... 6	point
Number of insertions ..... 1	Size of quad upon which type is cast ..... 6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date June 29, 1985

Title CLERK

### FORM #904

### PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned ..... *Drusilla Roose* ..... who, being duly sworn, says

that he/she is ..... of the

JOURNAL-GAZETTE

DAILY

CLERK

a ..... newspaper of general circulation printed and published

in the English language in the city ..... town of ..... *FORT WAYNE, INDIANA* .....

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for ..... *one time* ..... the dates of publication being

as follows:

6/29/85

*Drusilla Roose*

Subscribed and sworn to me before this ..... *29th* ..... day of ..... *June* ..... *19 85*

*Anne M. Perkins*  
Anne M. Perkins  
Notary Public

November 29, 1985

**Fort Wayne Common Council**  
(Governmental Unit)  
**Allen** County, IN

To **NEW-SENTINEL** Dr.  
**P.O. BOX 100**  
**FORT WAYNE, INDIANA**

## PUBLISHER'S CLAIM

### LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		24

### COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

**TOTAL AMOUNT OF CLAIM** \$ 8.20

### DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date June 29, 1985

Title CLERK

### FORM #903

### PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the

**NEWS-SENTINEL**

**DAILY**

newspaper of general circulation printed and published

in the English language in the city FORT WAYNE, INDIANA town of

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

6/29/85

*Drusilla Roose*

Subscribed and sworn to me before this 29th day of June 19 85

*Anne M. Perkins*  
Anne M. Perkins Notary Public

November 29, 1985

My commission expires

BILL NO. R-85-06-27

REPORT OF THE COMMITTEE ON

FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (ORDINANCE) (RESOLUTION) confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO



BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN

7-9-85

SANDRA E. KENNEDY  
CITY CLERK